V. FINDINGS AND OBSERVATIONS

CORPORATE OFFICES

BUILDING: 01 H-K BUILDING: 001

This Corporate Office building is a 2,816 square foot, two-story building. It was constructed in 1935 of wood decking, brick, and concrete. It is heated by a radiant steam system using wall radiators in the offices and landings. The facility is used as office space by the accounting and sales/marketing departments.

Laboratory analysis of bulk samples collected in the building confirmed the presence of asbestos-containing materials. Debris from pipe insulation was found on the second floor above the ceiling in the northwest corner of the building. The debris has been classified as Priority Level I. It is recommended the debris be removed and the area cleaned.

Priority Level III materials were observed on the first and second floors. These materials were corrugated pipe covering and the associated mudded joint packing on the domestic water lines; and pipe covering with accompanying mudded joint packing on the low pressure steam lines on the first floor near the ceiling in the men's and women's restrooms, the bran manager's office, the storage room, and the utility closet. The insulation and packing on steam lines on the second floor near the ceiling in the women's restroom, mail room, and secretaries' office, and above the ceiling along the north, south, and west perimeter walls were also determined asbestos-containing. These materials were in good condition, with minor contact and water damage, and should be included in an operations and maintenance program until removal.

Suspect acoustical ceiling tiles throughout the first and second floor were sampled, but found nonasbestos-containing. No cementitious or miscellaneous materials were observed.

CORPORATE OFFICES

BUILDING: 02 H-K BUILDING: 002

This Corporate Office building is a 2,639 square foot, one-story, wood decking, brick, and concrete facility constructed in 1935. There is a partial subbasement area located below the landing adjoining Buildings 2 and 3. The facility is heated by a radiant steam system using radiators in the offices and landings. The facility houses the marketing, personnel, safety, and public relations departments.

All asbestos-containing materials found in this building have been classified as Priority Level III. These materials include mudded joint packing on the domestic water lines and drain lines near the north and south walls above the air handling unit in the subbasement. Other Priority Level III materials were pipe insulation and mudded joint packing on low pressure steam supply and return lines on the subbasement and first floors. (Please refer to the spreadsheets for specific material quantities and locations, and area comments.) The materials were in good condition, with minor contact and water damage, and should be included in an operations and maintenance program to preserve the current status until removal.

Acoustical ceiling tiles and drop ceiling tiles on the first floor were sampled, but laboratory analysis indicated they do not contain asbestos. No cementitious or miscellaneous materials were observed.

RCLLC 0002805

MOUNTAIN HOUSE

BUILDING: 03 H-K BUILDING: 003

Mountain House is a one-story, 4,350 square foot, wood decking, brick, and concrete building constructed in 1933. Its design includes a large attic pipe chase and air handler area. This bar and hospitality house is heated by forced-air and radiant steam systems.

Laboratory analysis of bulk samples collected at the Mountain House confirmed the presence of asbestos-containing materials. Debris from asbestos-containing pipe covering on the floor of the attic pipe chase has been classified as Priority Level I and should be removed.

Also located in the attic pipe chase are wrapped cardboard pipe covering and mudded joint packings on the domestic water lines, and corrugated pipe covering with mudded joint packing on low pressure steam lines. These materials have been classified as Priority Level II. The materials were in poor condition, with moderate contact and water damage. The damage should be repaired and the materials included in an operations and maintenance program until they are removed.

Magnesia and corrugated pipe covering with mudded joint packing on steam lines, and wrapped cardboard pipe covering with mudded joint packing in the attic air handler room have been classified as Priority Level III. The materials were in fair to poor condition, with contact and water damage. They should be repaired and then included in an operations and maintenance program until removal.

No cementitious or miscellaneous materials were observed.

BEERAPHERNALIA SHOP

BUILDING: 04 H-K BUILDING: 004

This facility is a two-story, 1,440 square foot, wood and brick novelty shop constructed in 1933. The heating system is steam, forced-air and radiant steam supplied by ducting and wall radiator units. Suspect lay-in ceiling panels on the first floor were sampled and analyzed, but were determined nonasbestos-containing.

STORAGE/CREDIT UNION

BUILDING: 05/05A H-K BUILDING: 005

This building is a 12,160 square foot, six-story, concrete and masonry structure built in 1933. The heating system is forced-air steam delivered by suspended heater units.

Priority Level II asbestos-containing materials were found on the first floor. Pipe insulations and mudded joint packing on steam lines are located in the credit union office near the air handler unit, along the ceiling in the electrical room, and along the south wall in Part 5A. Mudded joint packing on nonsuspect pipe covering on steam lines near the ceiling in the filtration office were classified as Priority Level II. The materials were in good condition, but are located in a high traffic area. They should be included in an operations and maintenance program until removal.

RCLLC 0002806

Several materials were assigned a Priority Level III classification. They include pipe covering and mudded joint packing on steam lines on the third, fifth, and sixth floors; wrapped cardboard pipe covering and mudded joint packing on domestic water lines on the fourth and fifth floors; mudded joint packing on nonsuspect pipe covering on drain lines on the fourth floor; and mudded joint packing on product lines on the third floor. (Specific locations for these materials can be found in the spreadsheet section of this report.) These materials were in good to fair condition, with minor damage, and they should be monitored as part of an operations and maintenance program.

Tank insulation on the hot water tank in the northeast corner of the Part 5 third floor was quantified, but not sampled. The tank is encased in a metal jacket and it was not possible to sample the insulation. A Sampling Release Form is included in Appendix G. The insulation should be assumed asbestos-containing and included in an operations and maintenance program until it can be sampled and analyzed.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

FILTRATION BUILDING

BUILDING: 06 H-K BUILDING: 006

This building is a four-story, 16,200 square foot, cement and masonry structure which is used as a stock cellar. It was constructed in 1933 and has no heating system.

Priority Level III asbestos-containing materials were pipe insulation and mudded joint packing on steam lines near the center of the ceiling of the first floor filtration room and near the center of the north wall on the second floor, and mudded joint packing on nonsuspect pipe covering on steam lines in the northeast corner of the first floor filtration room. These materials should be monitored as part of an operations and maintenance program until removal.

Asbestos-containing pipe covering and associated mudded joint packing were observed on steam lines above the drop ceiling near the air handling unit on the first floor. The materials were in good condition, with minor contact and water damage, and have been classified as Priority Level IV. They should be included in an operations and maintenance program until they are removed.

Suspect lay-in ceiling panels in the west half of the first floor were sampled, but were determined nonasbestos-containing by laboratory analysis.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

STOCK CELLARS

BUILDING: 07 H-K BUILDING: 007

The Stock Cellars is a four-story, 17,280 square foot, concrete and masonry structure built in 1935. It is used for cold storage; therefore, it has no heating system. Suspect lay-in ceiling panels in the northeast stairwell of the first floor were sampled and determined nonasbestos-containing.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

RCLLC 0002807

LABS/STORAGE

BUILDING: 08 H-K BUILDING: 008

This is a four-story, 40,280 square foot, cinder block structure with a concrete roof. It is used primarily for storage, except the fourth floor which contains laboratories and offices. The building is heated by a steam, forced-air system.

Asbestos-containing sprayed acoustical plaster was found on the ceiling of the second floor orientation room. This plaster was in good condition. It has been classified as Priority Level II and should be monitored as part of an operations and maintenance program until removal. Wrapped cardboard insulation and associated mudded joint packing on domestic water lines were observed in the southwest corner of the first floor. Mudded joint packing on nonasbestos pipe insulation on the domestic water lines was also identified at the northern end of the room and the southwest and west center of the first floor ceiling. These materials have been classified as Priority Level III. Other Priority Level III materials were pipe covering and mudded joint packings on steam lines on the first, second, third, and fourth floors. (Please refer to the spreadsheets for specific material quantities and locations, and area comments.) Asbestos-containing mudded joint packing on steam lines with nonsuspect insulation was identified near the ceiling on the third floor and in the janitor's closet of the east office on the fourth floor. Insulation on the carbon dioxide tank on the first floor was also classified as Priority Level III. These materials were in fair to good condition. Any damaged areas should be repaired and the materials included in an operations and maintenance program.

Lay-in panels and acoustical ceiling tiles on the fourth floor were sampled, but determined nonasbestos-containing by laboratory analysis.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

ENGINE HOUSE

BUILDING: 09 H-K BUILDING: 009

The Engine House is a two-story, 8,096 square foot, cinder block and concrete facility that was constructed in 1933. It is used to house refrigerant pumps, tanks, and associated equipment. No heating or ventilation system is present.

Laboratory analysis of bulk samples confirmed the presence of asbestos in debris, pipe lagging, mudded joint packing, and tank insulation. Magnesia pipe covering debris found in the attic above the storage room in the northwest corner has been classified as Priority Level I. It is highly friable and should be removed.

All other asbestos-containing materials have been classified as Priority Level III and consisted of mudded joint packing on refrigerant supply and return lines on the ground floor near the compressors, magnesia pipe covering and associated mudded joint packing on steam lines in the ground floor mezzanine pipe tunnel, and mudded joint packing on attic condensate lines. Second floor materials included pipe insulation and mudded joint packing on steam and domestic water lines, and mudded joint packings on condensate and refrigerant supply and return lines. These materials were observed throughout the second floor. Asbestos tank insulation was observed on the second floor refrigeration tank and on the tank in the northwest corner. All materials were in overall good condition and should be repaired as needed and monitored as part of an operations and maintenance program until they are removed.

Suspect materials sampled and determined nonasbestos-containing were drop ceiling tiles and acoustical tiles on the ground floor, and condensate pipe insulation on the second floor.

RCLLC 0002808

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

SHOP/STORAGE & RECEIVING

BUILDING: 10/11/12/23 H-K BUILDING: 010

The Shop/Storage and Receiving Building is a two-story, 11,513 square foot, masonry and concrete facility that was constructed in 1933. The building is heated by steam, forced-air units suspended from the ceiling.

Laboratory analysis of bulk samples confirmed the presence of asbestos in pipe insulation, mudded joint packing, and woven cloth. Priority Level II materials were magnesia pipe insulation and associated mudded joint packing on steam lines, and mudded joint packing on nonsuspect pipe covering on domestic water lines in the Part 23 ground floor stairwell. These materials were in fair condition, with contact and water damage, and should be repaired and monitored as part of an operations and maintenance program until they are removed.

Priority Level III materials were pipe insulation and mudded joint packing on high pressure steam, domestic water, and refrigerant lines in Part 11 on the ground floor; and magnesia pipe covering and associated mudded joint packing on steam lines on the second floor of Parts 10 and 11 and the third floor of Part 10. The ground floor of Part 12 and the second floor of Part 23 contained pipe insulation and mudded joint packing on steam and domestic water lines. These materials were in overall good condition, with minor contact and water damage. They should be repaired as needed and monitored as part of an operations and maintenance program until they are removed. Asbestos cloth was found in the northeast shop area of Part 12. The cloth was tattered and oil-covered, and it should be removed.

Materials sampled and found nonasbestos-containing were acoustical ceiling tiles on the third floor of Part 10, mudded joint packing on nonsuspect pipe insulation on the ground level of Part 12, drop ceiling tiles on the ground level of Part 12, and pipe covering on refrigerant lines on the ground floor of Part 23.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

BOILER HOUSE

BUILDING: 13 H-K BUILDING: 013

The Boiler House is a two-story, 4,354 square foot, brick and concrete facility that was constructed in 1933. The building utilizes steam radiant heat.

Laboratory analysis of bulk samples confirmed the presence of asbestos in pipe insulations, mudded joint packings, and tank insulations. First floor Priority Level II materials consisted of pipe insulation on boiler feed water, treated water, low and high pressure steam, domestic water, and condensate lines; and mudded joint packing on boiler feed water, treated water, domestic water, low pressure steam, and condensate lines. Also included was tank packing on the old hot water tank, two fuel oil heat exchangers, and Boilers 2 and 3 drum ends. Low pressure steam line pipe insulation and mudded joint packing in the second floor lunch room were also found asbestos-containing. These materials were in good to fair condition, with localized areas of contact and water damage. The damaged areas should be repaired as needed and the materials monitored as part of an operations and maintenance program until they are removed.

RCLLC 0002809

Boilers 1, 2, and 3 tank insulations were not sampled because the tanks are enclosed in a metal jacket that restricts access. A Sampling Release Form for this area is included in Appendix G.

Materials sampled but determined nonasbestos-containing by laboratory analysis were deaerator tank insulation, and mudded joint packing on high pressure steam lines on the first floor, and acoustical ceiling tiles in the second floor lunch room.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

STORAGE BUILDING

BUILDING: 14 H-K BUILDING: 014

The Storage Building is a two-story, 13,515 square foot, masonry and concrete, storage and laboratory facility. The building is heated with steam forced-air heaters suspended from the ceiling.

Laboratory analysis of bulk samples confirmed the presence of asbestos in pipe insulation and mudded joint packing. Magnesia pipe insulation and associated mudded joint packing on high pressure steam lines, and wrapped cardboard/paper pipe insulation with associated mudded joint packing on domestic water lines were found throughout the first and second floors. These materials were in good to fair condition, with minor contact and water damage, and have been classified as Priority Level III. The damaged areas should be repaired and the materials monitored under an operations and maintenance program until removal.

Pipe insulation on refrigerant supply and return lines on the second floor was sampled and determined nonasbestos-containing.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

OLD KEG WASHING

BUILDING: 15 H-K BUILDING: 015

The Old Keg Washing Building is a two-story, 11,776 square foot, masonry and wood facility that was constructed in 1940. The facility is heated with steam, forced-air unit heaters suspended from the ceiling. The building was not in use at the time of the inspection.

Laboratory analysis of bulk samples confirmed the presence of asbestos in pipe insulation, mudded joint packing, and tank insulation. Magnesia pipe insulation with associated mudded joint packing on high pressure steam lines, and wrapped cardboard/paper pipe insulation with associated mudded joint packing on domestic water lines were observed throughout the first and second floors. Tank insulation was found on the heat exchanger along the south electrical panel on the second floor. These materials were in good overall condition, with only minor contact and water damage, and have been classified as Priority Level III. They should be repaired as needed and monitored as part of an operations and maintenance program until removal.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

RCLLC 0002811

ENGINEERING OFFICE

BUILDING: 17 H-K BUILDING: 017

The Engineering Office is a two-story, 14,080 square foot, wooden building constructed in 1933. It is used as office, storage, and workshop space and is heated with steam radiant and electrical heat.

Laboratory analysis of bulk samples confirmed the presence of asbestos in debris, pipe insulation, and mudded joint packing. Pipe insulation debris was found in the southeast corner of the south crawl space in the basement. The debris was mixed with the dirt floor, and the area has been classified as Priority Level I. The debris and a portion of the soil floor should be removed as soon as possible.

Corrugated paper and magnesia pipe insulations with associated mudded joint packing were found on high pressure steam lines in the basement. Magnesia pipe insulation on first floor high pressure steam lines was also determined asbestos-containing. These materials were in fair to good condition, with contact and water damage, and have been classified as Priority Levels II and III. The materials should be repaired and monitored as part of an operations and maintenance program until they are removed.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

SALES OFFICE

BUILDING: 18 H-K BUILDING: 018 356255 BSE

The Sales Office is a one-story, 5,662 square foot, gas-heated facility. It is used as sales and training facilities. Acoustical ceiling tiles and two types of drop ceiling tiles were sampled and were determined nonasbestos-containing by laboratory analysis.

BREWHOUSE/STOCK CELLARS

BUILDING: 21/22 H-K BUILDING: 021

The Brewhouse/Stock Cellars is a five-story, 39,030 square foot, cinder block and concrete facility that was constructed in 1948. It is heated with a steam forced-air system and is used as storage space and to house brewing equipment.

Laboratory analysis of bulk samples confirmed the presence of asbestos in pipe insulation, mudded joint packing and tank insulation. Ground floor materials found asbestos-containing were magnesia pipe insulation on domestic water, refrigerant supply and return, high pressure steam, and product lines; and mudded joint packing on product and high pressure steam lines. Asbestos-containing tank packing was identified on the north and south brew kettles and on the BM CIP tank north in Part 21 brew kettle room.

RCLLC 0002812

Second and third floor materials were magnesia pipe insulation with associated mudded joint packing on high pressure steam and product lines in numerous locations on each floor. (Please refer to the spreadsheets for specific material quantities and locations, and area comments.) Wrapped cardboard/paper pipe insulation and associated mudded joint packing were observed on domestic water and high pressure steam lines. Tank insulation in the second floor kettle room whirlpool; and on the third floor, Part 21 convertor tank, adjunct cooker, mash tub, and caustic tank was also found asbestos-containing. Magnesia pipe insulation and associated mudded joint packing were observed on domestic water and high pressure steam lines on the fourth and fifth floors. All these materials were in good condition, with minor contact and water damage, and have been classified as Priority Levels III and IV. They should be repaired and monitored as part of an operations and maintenance program until they are removed.

Tank insulation on the second floor north and south brew kettles; mezzanine level whirlpool tanks; and the third floor top tank room, mash tub, adjunct cooker, convertor tank, and caustic tank was not sampled. The tanks are enclosed in a stainless steel jacket that restricts access. Sampling Release Forms for these areas are included in Appendix G.

Materials sampled but determined nonasbestos-containing by laboratory analysis were pipe covering and associated mudded joint packing on domestic water lines near the caustic tank in the first floor spent grain room; and wrapped cardboard/paper pipe insulation in the fourth floor grain hopper room.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

CORPORATE OFFICE BUILDING

BUILDING: 24 H-K BUILDING: 024

This Corporate Office building is a two-story, 3,360 square foot, masonry and concrete structure with a partial basement. The facility was constructed in 1954 and houses sales, marketing, and plant management offices. It was constructed in 1954 and is heated with steam radiant and forced-air units.

Laboratory analysis of bulk samples confirmed the presence of asbestos in magnesia pipe covering and associated mudded joint packing on low pressure steam lines in the basement storage area. The pipe insulation and mudded joint packing were in good condition, with minor damage, and have been classified as Priority Level III. They should be monitored as part of an operations and maintenance program until they are removed.

Acoustical ceiling tiles on the first and second floors were sampled and were determined nonasbestos-containing by laboratory analysis.

FERMENTATION

BUILDING: 25 H-K BUILDING: 025

The Fermentation Building is a five-story, 39,857 square foot, cinder block and concrete facility that was constructed in 1958.

Laboratory analysis of bulk samples confirmed the presence of asbestos in debris, pipe insulation, mudded joint packing, and tank insulation. Magnesia pipe covering debris was found on the fourth floor above the ceiling in the janitor's closet. The debris has been classified as Priority Level I, is very friable, and should be removed.

RCLLC 0002813

Magnesia pipe insulation with associated mudded joint packing on high pressure steam lines and wrapped cardboard/paper pipe insulation with associated mudded joint packing on domestic water lines were observed in the tank room and various other areas in the basement, and above the ceiling in the restrooms on the first, second, and third floors. This material was also observed above the ceiling in the fourth floor janitor's closet. Other asbestos-containing materials included convertor tank insulation in the basement tank room; cork pipe covering on refrigeration supply and return lines in the basement; and wrapped cardboard/paper pipe insulation with associated mudded joint packing on domestic water lines in the second, third, and fourth floor stairwells. These materials were in good condition, with limited contact and water damage, and have been classified as Priority Levels III and IV. They should be repaired and monitored as part of an operations and maintenance program until they are removed.

Mudded joint packing associated with nonsuspect pipe covering on basement domestic water lines was sampled and determined nonasbestos-containing.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

HOT WATER HOUSE

BUILDING: 27 H-K BUILDING: 027

The Hot Water House is a single-level, concrete and cinder block structure that is used to heat water for brewing. There is no HVAC system in this building.

Suspect materials sampled were magnesia pipe covering and the associated mudded joint packing, mudded joint packing on nonsuspect pipe insulation, and tank insulation. Pipe insulation and mudded joint packing on domestic water and high pressure steam lines near the large exchanger, in the southwest corner near the small exchanger, and above the pumps and condensate tank along the south wall were determined asbestos-containing. Also confirmed asbestos-containing was tank insulation near the center of the building above the pump. These materials were in fair to good condition, with minor contact and water damage, and have been classified as Priority Level IV. It is recommended any damaged areas be repaired and the materials included in an operations and maintenance program.

Materials sampled but determined nonasbestos-containing were mudded joint packing on nonsuspect pipe covering on domestic water lines in the northwest corner near the floor and tank insulation in the southwest corner of the building.

WAREHOUSE

BUILDING: 33 H-K BUILDING: 033

This is a single-level storage facility that was constructed in 1954 of steel and cinder blocks with concrete floors. The building is heated by a forced-air steam system using suspended heater units.

Suspect materials sampled were magnesia and wrapped cardboard pipe covering and associated mudded joint packing, and packing on nonsuspect pipe covering; tank insulation; debris; and acoustical ceiling tiles.

Tank insulation on the first floor in the southeast corner above the women's break room was determined asbestos-containing. All pipe covering and mudded joint packing in this warehouse were also confirmed asbestos-containing and have been classified as Priority Level III. (Please refer to the spreadsheets for specific material quantities and locations, and area comments.) These materials should be included in an operations and maintenance program.

RCLLC 0002814

Sections of asbestos-containing magnesia pipe lagging are located on the first floor above the women's break room. They have been assigned a Priority Level I classification and should be removed as soon as possible.

Acoustical ceiling tiles above the women's break rooms on the first and second floors were determined nonasbestos-containing. However, those on the first floor where the asbestos-containing magnesia pipe lagging was found should be HEPA vacuumed when the debris is removed to eliminate any contamination from the ceiling tiles.

Vinyl floor tiles were observed throughout the building, but were not sampled. The tiles are nonfriable and present little exposure hazard unless damaged or otherwise physically altered. They should be monitored as part of an operations and maintenance program and analyzed prior to any renovation or demolition of the facility.

BOTTLING HOUSE

BUILDING: 35 H-K BUILDING: 035

The Bottling House is a two-story concrete and steel structure with a mezzanine on the second floor and a partial basement. It was constructed in 1955 and is heated by a steam, forced-air system which distributes warm air through suspended heater units.

Laboratory analysis of bulk samples confirmed the presence of asbestos in debris, pipe insulation, mudded joint packing, tank insulation, and vibration joint cloth. The debris was observed in the southeast corner of the mezzanine level above the heater unit. It is very friable, has been classified as Priority Level I, and should be removed. Magnesia pipe insulation and mudded joint packing were observed on steam lines on the basement, first, second, and second floor mezzanine levels. Mudded joint packing used in conjunction with nonsuspect pipe insulation was found on domestic water and drain lines in the basement and on the first and second floors. Asbestos-containing vibration joint cloth was observed on the air handling unit in the first floor men's break room. All these materials were in good to fair condition, with minor contact and water damage, and have been classified as Priority Level III. They should repaired and monitored as part of an operations and maintenance program until they are removed.

Materials sampled and found nonasbestos-containing through laboratory analysis were debris in the south half of the building near the soap tank, acoustical ceiling tiles on the first and second floors, and drop ceiling tiles on the second floor.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

WAREHOUSE

BUILDING: 36 H-K BUILDING: 036

This warehouse is a single-level concrete and cinder block building constructed in 1964. It is heated by a steam, forced-air system utilizing suspended unit heaters.

The only suspect material in the building was mudded joint packing on low pressure steam and drain lines. All samples of the packing were asbestos-containing, and it has been classified as Priority Level III. The packing was in good condition, with minor contact and water damage. The damaged areas should be repaired and the material included in an operations and maintenance program.

RCLLC 0002815

PARTS BUILDING

BUILDING: 37 H-K BUILDING: 037

The Parts Building is a two-story, cinder block and steel, storage facility built in 1949. The facility uses a steam, forced-air heating system with suspended unit heaters.

The only asbestos-containing material in the building was mudded joint packing on drain lines. The packing was in good condition, with minor contact and water damage, and has been classified as Priority Level III. The damaged areas should be repaired and the material included in an operations and maintenance program.

Acoustical ceiling tiles were sampled and were determined nonasbestos-containing by laboratory analysis.

Vinyl floor tiles were observed throughout the building, but were not sampled. The tiles are nonfriable and present little exposure hazard unless damaged or otherwise physically altered. They should be monitored as part of an operations and maintenance program and analyzed prior to any renovation or demolition of the facility.

BOTTLING HOUSE

BUILDING: 38 H-K BUILDING: 038

The Bottling House is a three-story, 41,990 square foot, concrete and steel structure with a full basement. The facility was constructed in 1968 and is used for bottling and packaging. A steam, forced-air system supplies suspended heater units.

Materials sampled and found asbestos-containing through laboratory analysis include pipe insulation and mudded joint packing. Asbestos-containing magnesia pipe insulation with associated mudded joint packing were observed on high pressure steam lines on the first floor and on low pressure steam lines on the third floor. Mudded joint packing was observed on low pressure steam and domestic water lines on the second floor. The mudded joint packing on the low pressure steam lines on the east side of the second floor pasteurizer were confirmed asbestos-containing. These materials were in good condition and have been classified as Priority Level III. They should be repaired and monitored as part of an operations and maintenance program until they are removed.

Pipe insulation on low pressure steam lines on the second floor, and stored ceiling panels on the third floor were sampled and determined nonasbestos-containing.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

WAREHOUSE

BUILDING: 40 H-K BUILDING: 040

This warehouse is a one-story facility containing beer pasteurizing equipment. It was constructed in 1979 of corrugated steel, and is heated by a steam, forced-air system.

Pipe insulation and associated mudded joint packing were sampled and were determined nonasbestos-containing by laboratory analysis.

RCLLC 0002816

MAINTENANCE SHOP

BUILDING: 41 H-K BUILDING: 041

The Maintenance Shop is a two-story, wood and brick structure. It is used for storage and beer sales, and is heated by a combination of radiant and forced-air steam systems, which deliver warm air through radiators and suspended heaters.

Acoustical ceiling tiles were the only suspect materials in this building. Laboratory analysis of the tiles determined them nonasbestos-containing.

Vinyl floor tiles were observed throughout the building, but were not sampled. The tiles are nonfriable and present little exposure hazard unless damaged or otherwise physically altered. They should be monitored as part of an operations and maintenance program and analyzed prior to any renovation or demolition of the facility.

P.O.S.

BUILDING: 42 H-K BUILDING: 042

Building 42 is a two-story, concrete and brick facility constructed in 1949. It is used as office space for the advertising department. Heat from the forced-air natural gas system is delivered throughout the building by duct work above the ceiling.

Trowelled acoustical ceiling plaster on the first floor and on the second floor in the southwest room and the ends of the east room was sampled and confirmed asbestos-containing. The material was in good to fair condition and has been classified as Priority Level II. Any damage should be repaired and the material should then be included in an operations and maintenance program.

The trowelled acoustical ceiling plaster on the second floor in the central area and in the center of the east room was determined nonasbestos-containing through laboratory analysis.

Vinyl floor tiles were observed throughout the building, but were not sampled. The tiles are nonfriable and present little exposure hazard unless damaged or otherwise physically altered. They should be monitored as part of an operations and maintenance program and analyzed prior to any renovation or demolition of the facility.

WAREHOUSE

BUILDING: 43 H-K BUILDING: 043

This warehouse is a single-level, concrete and steel building constructed in 1983. Suspended units supply the steam, forced-air heat.

Drop-in ceiling panels on the mezzanine were the only suspect materials found in this building. Laboratory analysis of bulk sampled collected determined the tiles nonasbestos-containing.

Vinyl floor tiles were observed throughout the warehouse, but were not sampled. The tiles are nonfriable and present little exposure hazard unless damaged or otherwise physically altered. They should be monitored as part of an operations and maintenance program and analyzed prior to any renovation or demolition of the facility.

RCLLC 0002817

BRIDGE

BUILDING: 45 H-K BUILDING: 045

The elevated walkway is a one-story, steel connector bridge. There is no heating system for the bridge.

Pipe insulation and mudded joint packing on high and low pressure steam lines were confirmed asbestos-containing and have been classified as Priority Level III. The materials were in good condition, with minor contact and water damage, and should be included in an operations and maintenance program. Pipe covering on the product line was analyzed and determined nonasbestos-containing.

NO SUSPECT MATERIALS

No friable, nonfriable, or cementitious suspect materials were observed in the following building:

Building Number	Building Name
19/20	Grain Handling
39	Syrup House
44	Kegging Complex
46	Fuel Oil Pit

NO FRIABLE MATERIALS

No friable suspect materials were observed in the following building:

Building Number	Building Name
47	South Guard House

RCLLC 0002818